

ARBORS IMPROVEMENT ASSOCIATION

Annual Meeting

Saturday, Aug 11, 2018, 9:00am

THESE NOTES ARE TO BE CONSIDERED INFORMATIONAL ONLY UNTIL APPROVED AT THE NEXT AIA ANNUAL MEETING IN 2019.

9:00am - Residents Sign-in – Pioneer Property Management

9:30am - Call to Order

Welcome & Introductions – Tom Henderson, AIA President

Proof of Notice – Proof of notice verified by Pioneer Property Mgmt. Paul Meisler

Verification of Quorum – Quorum verified by Pioneer Property Mgmt. Paul Meisler

Approve Minutes of August 2016 Meeting – Motion: Tom Henderson; Seconded: Karen Wilkerson
Meeting minutes are approved.

- I. **Introductions:** AIA Pres. Tom Henderson introduced the Board and guest speaker, Amy Miller – Elgin Community Development

- II. **Presentations by:** Ms. Amy Miller
Discussions on Downtown Elgin activities; local policy changes encouraging mixed use developments. IE Split buildings for different uses.
Currently 85-90% occupancy
Elgin is designated as a “Main Street City”
Events: Sip, Shop & Stroll – Steel Betty Band

- III. **Board Report:**
Tom Henderson:
 - The annual meeting is the only meeting required by the CC&R's.
 - Our community has seen many new residents move into Arbors in the last 12 months; will allow the ACC chair to expand on that.
 - Thanks to all the residents who have volunteered to help with maintenance items. It is the prime reason that our dues have been kept so low.
 - Gate code change Jan 1, 2019.

IV **Management Report Paul Meisler, Pioneer Property Management**

- The Arbors financials in good shape; some expenditures over budget, other below.
- Current Operating budget: \$82,374.64; All monies are collected at the beginning of the year, and must cover all expenses during that year.
 - Reserve account (Road Fund): 75,735.17; any surplus funds at year end will be deposited into the Road Fund to be saved for the time when Arbors roads need to be resurfaced.
 - Review of line items on the Income Statement as of June 30, 2018; the largest expenditure has been for maintenance fence repairs. By year end the Arbors is expected to be within its budget for expenditures.

V **Committee Reports**

A. **Welcome & Social Committee – Jo Cohen, Chair**

- **Welcome bags:** 22 bags delivered since last annual meeting. (During the previous 12 month period 27 bags were delivered, indicating the real estate activity in our subdivision).
- **Past Events since last annual meeting:**
 - National Neighborhood Night Out Oct 2
 - Santa in the Park

- o Valentine's Party (thank you, Judy & Bill Vogt.)
- o July 4th Arbors Parade and Picnic at the park. Fall and Spring Garage Sales

Proximity Cards These are for access to the park restrooms. If you need a card please message Jo Cohen at 51jocohen@gmail.com to get one ready for you.

Gate openers: These can be purchased at cost; contact Ed Waley at ecwaley@yahoo.com

Thanks to all members of this committee for your willingness to cook, or set up, or clean up. Your help is appreciated.

B. ACC – Larry Martin (committee chair)

- Chair thanked all committee members, and those that supplied special help.
- There has been a lot of activity since last annual meeting, though not as many new home constructions as compared to last board year. Still, many new residents through resale of existing homes.
- Property availability: There are a total of 260 lots in the Arbors.
 - o 41 Undeveloped lots
 - o 26 properties changed ownership
- Projects approved:
 - o 2 new house constructions
 - o 1 carport
 - o 7 fences
 - o 2 porch enclosures
 - o 1 mother-in-law house
 - o 2 pools
 - o 3 metal buildings
 - o 1 window installation
 - o 5 storage sheds

NOTE: The ACC meets as needed; the CC&R's require action within 30 days of a submission; the committee seldom goes beyond 10 days to reply. Most is done via email.

C. Maintenance Committee – Report by Jim Young

- Thanked all the residents that helped this year, and asked anyone with expertise or time to volunteer to help on small maintenance items.
- Introduced residents who have helped with gate cameras and maintenance issues this year.
- Listed the MC maintenance projects completed this past Board year.
Wifi at the park; Tennis court lights; North gate repair; North gate lights; North Gate cameras.
Upcoming projects:
Speedup gate openings; additional cameras.

VI Election of Board: 2 positions (2 year term each) are open for election for this next Board year. The incumbents Tom Henderson and Dan Mowrey have announced their intention to seek re-election to these positions.

A. Request for nominations from the floor (Tom Henderson, Pres Board):

- Nominations sent to Pioneer: none
- Nomination from the floor: none
- Motion to close nominations; motion seconded.

B. Motion from the floor to choose the candidates by Acclimation; Seconded. (No paper votes needed.)

C. Results: The incumbents Tom Henderson and Dan Mowrey have been re-elected for a 2 year term to the Board for 2018-20.

VII Homeowner Open Forum discussions.

VIII. Motion to Adjourn 10:45 am

Motion – Tom Henderson

Seconded – Karen Wilkerson